



in the future and contain a unique mix of uses in close proximity of each other. The goals of this district are:

(a) To preserve this special mix while minimizing conflicts between uses; and

(b) To allow only development which can adequately be served with public amenities.

(1) The CCD, community core district is coded to provide the core commercial/residential uses in the three villages of Courthouse, Shiloh and South Mills and to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Multi-Family residential uses permitted. Areas with this designation have historically been considered the town centers of the county, or have the potential to fall into this category in the future. Specific district provisions:

#### Commercial District

- a. Parking requirements: (See Article 151.111) off street/rear parking strongly encouraged.
- b. There shall be a minimum of two accesses to a public road (on a project by project basis).
- c. Stub-outs to adjacent properties required if deemed necessary by the County.
- d. Sidewalks, curb and gutter required.
- e. Open Space Requirements: Refer to Article 151.195 for Open Space requirements.
- f. Storm water runoff - Developments shall comply with all federal laws, state laws, and county ordinances. Utilization of Best Management Practices are strongly encouraged.
- g. All on-site utilities shall be located underground unless technical restrictions exist for doing so. Provisions shall be made to significantly reduce the visual blight of any aboveground utilities.
- h. No outside display or storage of inorganic product is permitted.
- i. Building Design Standards:
  1. Manufactured and mobile units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase.
  2. The front facades to include a 5 foot wrap around on the front sides of all metal units shall be concealed exposing no metal. Side facades facing public and private street rights of way shall be concealed exposing no metal. The use of smooth vinyl and

- unpainted cinder-block walls is prohibited, but the use of decorative, split-faced masonry products is permissible. Examples of permissible building materials include masonry, wood, hardiboard, textured vinyl or stucco.
3. Facades of non-residential buildings shall have a minimum of 25% fenestration with architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on front facades and facades facing public or private street rights-of-way.
  4. Roof pitches less than 3/12 and shall require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6-inches from the building face or with a gutter.
  5. Loading and service areas should be designed out of view from public roads and shall be designed to ensure the safety of pedestrians and private property.

#### **Multi-family use and design standards**

- a. Multi-family development is allowed to the extent that it is a portion of a mixed-use development and that it does not comprise the majority of the development. Multi-family development can include townhomes, apartments, or duplexes.
- b. Open Space Requirements: Refer to Article 151.195 for Open Space requirements.
- c. Multi-family development shall be connected by vehicular and pedestrian ways to the commercial and/or office uses.
- d. Sidewalks shall be provided on both sides of residential streets with a minimum 4-foot wide section.
- e. The use of decorative elements such as fountains, outdoor seating and benches, works of art, and statues are encouraged in pedestrian and open space areas.
- f. On street parking is allowed and is encouraged to be located adjacent to public open spaces and parks.
- g. Landscaping for parking areas shall include one shade tree for every ten parking spaces. The shade tree shall be at least 10 feet tall at planting. Planting areas shall be at least 8-feet wide, a minimum of 200 square feet in area, edged with a curb at least 6 inches in height.
- h. Storm water runoff - Developments shall comply with all federal laws, state laws, and county ordinances. Utilization of Best Management Practices are strongly encouraged.

(2) The NCD, neighborhood commercial, district is designed primarily to encourage the concentration of commercial facilities, as necessary, outside the core villages but still in clusters and to provide readily accessible shopping facilities for rural

residents. The district differs from the community core district in that uses are limited to small commercial and service businesses whose market is primarily those residents within the immediate vicinity. These districts shall be limited to between two and four acres in size and typically located near intersections. This district is also designed to include very limited kinds of water-related commercial activities to serve a waterfront neighborhood. Specific district provisions are as follows:

- a. Manufactured and mobile units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase.
- b. The front facades to include a 5 foot wrap around on the front sides of all metal units shall be concealed exposing no metal. Side facades facing public and private street rights of way shall be concealed exposing no metal. The use of smooth vinyl and unpainted cinder-block walls is prohibited, but the use of decorative, split-faced masonry products is permissible. Examples of permissible building materials include masonry, wood, hardiboard, textured vinyl or stucco.
- c. Facades of non-residential buildings shall have a minimum of 25% fenestration with architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on front facades and facades facing public or private street rights-of-way.
- d. Roof pitches less than 3/12 and shall require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6-inches from the building face or with a gutter.
- e. Loading and service areas should be designed out of view from public roads and shall be designed to ensure the safety of pedestrians and private property.

(3) The HC, highway commercial, district is designed to provide for and encourage the proper grouping and development of roadside uses which will best accommodate the needs of the motoring public along US 17, US 158 and NC 343. In addition, commercial uses served by large trucks and other intense commercial uses shall be encouraged to locate in these districts. These regulations are intended to control those aspects of development that affect adjacent residential land use, traffic flow and the capacity of the land to absorb development. Specifically prohibited in this district are uses which create a hazardous or noxious effect and junkyards. Specific district provisions are as follows:

- a. Manufactured and mobile units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase.
- b. The front facades to include a 5 foot wrap around on the front sides of all metal units shall be concealed exposing no metal. Side facades facing public and private street rights of way shall be concealed exposing no metal. The use of smooth vinyl and unpainted cinder-block walls is

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203 Adopted by the Board of Commissioners for the County of Camden this \_\_\_\_\_ day  
204 of \_\_\_\_\_, 2009

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206 County of Camden

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210 Philip S. Faison, Chairman  
211 Board of Commissioners

212 ATTEST:

213 \_\_\_\_\_  
214 Ava Gurganus  
215 Clerk to the Board  
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